

## AGENDA



Thursday, August 23, 2007

**Public Works**  
**RECOMMENDATION FOR COUNCIL ACTION****Item No. 16**

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**Subject:** Authorize execution of a construction contract with PORT ENTERPRISES, LTD., Manchaca, TX, for the Austin Convention Center Roof Replacement Project in the amount of \$3,946,734 plus a \$400,000 contingency, for a total contract amount not to exceed \$4,346,734.

**Amount and Source of Funding:** Funding is available in the Fiscal Year 2006-2007 Capital Budget of the Austin Convention Center Department.

**Fiscal Note:** A fiscal note is attached.

**For More Information:** Etuk Inyang 974-7206, Don Lujan 404-4330, Laura Bohl 974-7064.

**Purchasing Language:** Lowest of five bids received.

**MBE/WBE:** This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts of 0% MBE and 0.72% WBE subcontractor participation.

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This construction contract will allow for the replacement of approximately 301,700 square feet of the southside portion of the Austin Convention Center roof. The roof replacement will address the moisture infiltration problem currently affecting the building structure and interior finishes. It will also bring the existing roof in compliance with Texas Energy Code for energy efficient design.

The Austin Convention Center Building is located at 500 East Cesar Chavez Street. A roof evaluation report of May 2006 established that the Austin Convention Center had a 15-year-old roof in poor condition and recommended the roof be replaced. In the last few years, the roof has shown a progressively significant increase in moisture infiltration causing damage to the building structure and interior finishes. The infrared thermal profile shows that significant portions of the roof have entrapped moisture resulting in wet roof insulation. Wet insulation cannot be dried out practicably and must be replaced if repairs are performed.

Due to the potential for hidden conditions, such as the condition of the roof decking which could not be ascertained without destructive investigation, a 10% contingency in funding has been included to allow for the expeditious processing of any future change orders. The contract allows 300 calendar days for completion of this project.